



## Chesterfield County, Virginia

### Memorandum

**DATE:** JULY 18, 2006

**TO:** CHESTERFIELD COUNTY PLANNING COMMISSION

**FROM:** KIRKLAND A. TURNER, DIRECTOR OF PLANNING *KAT*

**SUBJECT:** ORDINANCE AMENDMENT RELATIVE TO DWELLING UNITS IN THE  
ETTRICK VILLAGE AND MATOACA VILLAGE COMMERCIAL AREAS

#### PROPOSED AMENDMENT:

Staff is presenting a proposed Zoning Ordinance amendment pertaining to dwelling units in the village commercial areas of Ettrick and Matoaca. The proposed amendment would add "*a single dwelling unit incorporated into a building with another permitted use*" to the list of restricted uses in the O-1 district. The proposed amendment would apply only to the village commercial areas of Ettrick and Matoaca.

#### RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing on this request and forward a recommendation for approval to the Board of Supervisors.

#### BACKGROUND:

Currently, the Zoning Ordinance permits single-family dwellings in the Ettrick Village core and in the Matoaca Village Core village commercial areas. This has permitted the historic village core pattern of commercial and single family residential uses to remain. The existing ordinance also encourages improvement and renovation of older residential structures within the village core areas. The "village core" is the larger area surrounding the traditional village centers of Ettrick and Matoaca. The "village commercial area" includes commercially zoned properties along the Chesterfield Avenue frontage east of Laurel Road in Ettrick, and River Road between Wilcox Street and Ferndale Avenue in Matoaca. The existing ordinance also allows the owner/operator of a business to live on the property, as an accessory use, in the O-1 district and in commercial zoning districts throughout the county (including Ettrick and Matoaca).

The proposed amendment would allow a dwelling unit not occupied by an owner/operator to be located within the same building as another permitted use (typically office or commercial uses), in office and commercial zoning districts in Ettrick and Matoaca Village commercial areas. Several buildings in these areas were historically used for both business and residential uses. Typically, the first floor was occupied by a business use and the second floor was residential. This code amendment will encourage reinvestment and improvement of these historic buildings.

***Proposed Ordinance:*** The proposed ordinance amendment would add the following restricted use in the O-1 zoning district (Section 19-131): *“a dwelling unit incorporated into a building with another permitted use, provided that the dwelling unit is located in the village commercial areas of Ettrick Village or Matoaca Village.”* In addition, the proposed amendment would correct a minor typo in the current ordinance pertaining to single-family dwellings as a restricted use in the O-1 district.

If you have any questions or concerns about this proposed amendment, please contact Carl Schlaudt, Planning Administrator, at 748-1519.

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY  
OF CHESTERFIELD, 1997, AS AMENDED, BY AMENDING  
AND RE-ENACTING SECTION 19-131 RELATING TO DWELLING  
UNIT USES IN THE O-1 DISTRICT LOCATED IN THE VILLAGES  
OF ETTRICK AND MATOACA

BE IT ORDAINED by the Board of Supervisors of Chesterfield County:

(1) *That Section 19-131 of the Code of the County of Chesterfield, 1997, as amended, is amended and re-enacted to read as follows:*

**Sec. 19-131. Uses permitted with certain restrictions.**

The following uses shall be permitted in the O-1 District subject to compliance with the following conditions and other applicable standards of this chapter. If the following restrictions cannot be met, these uses may be allowed by conditional use, subject to section 19-13:

ooo

(i) Single-family dwellings, provided that:

- (1) The dwellings are located in the Ettrick Village Core ~~and~~ or Matoaca Village Core village commercial areas.
- (2) The dwellings are located on lots of not less than 7,000 square feet in area and not less than 50 feet in width.

These dwellings shall be exempt from division 3, development requirements – office, commercial and industrial, except for setback requirements, and except for architectural treatment (section 19-611).

(j) **A dwelling unit incorporated into a building with another permitted use, provided that the dwelling unit is located in the village commercial areas of Ettrick Village or Matoaca Village.**

⊕ **(k)** Communications towers, provided that:

- (1) Antennae are co-located on electric transmission structures.
- (2) Antennae are a flush-mount design and do not exceed a height of twenty (20) feet above the height of the transmission structure supporting the high tension electrical transmission lines and such height does not exceed the limitations of sections 19-507 and 19-507.2.

- (3) Antennae shall be gray or another neutral color acceptable to the planning department.
- (4) at such time as the antennae ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, such antennae shall be dismantled and it and all associated equipment removed from the property.

(2) *That this ordinance shall become effective immediately upon adoption.*